

TOWN AND COUNTRY PLANNING DEPARTMENT

The 2nd May, 1973

No. 1320-2TCP-73/12253.—With reference to Haryana Government Notification No. 10165-CDP-71/3884, dated 10th September, 1971, published in the HARYANA GOVERNMENT GAZETTE, dated 21st September, 1971, and in exercise of the powers conferred by sub-section (4) of section 5 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the Draft Development Plan along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in Annexures 'A' and 'B' to the Development Plan) at Panipat, approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

2. Notice is hereby given that the draft of the Plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the Official Gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh, from any person in writing in respect of such plan before the expiry of the period so specified.

DRAWING

(1) Existing Land use Plan Drawing No. R.T.P.(R)/12/72. (See Page No. 1011)

(2) Development Plan Drawing No. R.T.P.(R)-13/72. (See Page No. 1012)

ANNEXURE 'A'

Explanatory Note on the Draft Development Plan for Controlled Area at Panipat

1. INTRODUCTION

The existing town of Panipat is situated on the Delhi-Ambala Railway line as well as on G.T. Road (National Highway No. 1) at a distance of about 85 Kms. from Delhi towards its North and 34 Kms. towards South from Karnal. Panipat is one of the Sub-Divisional Headquarters of Karnal District and is the point of convergence of roads from Delhi, Gohana, Karnal, Assandh and Kairana in Uttar Pradesh apart from being a Railway Junction. Panipat is famous for its wool market and manufacturing industries. In the recent past it has attracted handloom industries in large numbers which has given boost to the economy of the town. The above factors and its strategic location vis-a-vis Delhi, improved connections with important towns, availability of sweet underground water in abundant has given an impetus to the development and growth of the town. Panipat is included in the National Capital Region. It is one of the eight corridor towns, recognised in Haryana Sub-region, in the Draft Regional Plan, proposed to be linked with Delhi by Express Highway as well as double railway track duly electrified.

The town is growing both in size as well as in population. Its population was 38,000 in 1941 and due to large scale migration of refugees at the time of partition in 1947 it rose to 55,000 in 1951. The population was 67,000 in 1961 (as per Census Report) and in 1971 it rose to 88,000 giving 31.3% as decennial increase.

The Draft National Capital Region Plan envisages a population of 2 lakhs for it by 1981, due to its potential in terms of industrial growth of the town. This perspective of a decade is considered to be quite small and instead a perspective of two decades which is a foreseeable period, has been kept in view in the preparation of Development Plan. Towards this, an *ad hoc* figure of 2.5 lakhs of population by 1991 has been adopted. In order to channelise the development in a planned manner and to control the sprawling haphazard piecemeal growth, the Government declared a sizable area around municipal limits of the town as "Controlled Area" under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act,—vide Notification No. 10165-VDP-71/3884, dated the 10th September, 1971 published in the HARYANA GOVERNMENT GAZETTE on the 21st September, 1971.

2. EXISTING LAND USES

The existing old town of Panipat is situated on the East of Delhi-Amritsar Road and on Delhi-Ambala Railway Line. The town is situated on an elevated tract of land, which was once upon a time a fortified town. Now the wall is absent and only few gates are still existing. The features of historical importance are Lodhi Tomb, Devi Mandir and Tomb of Saint Qualander. River Jamuna flows at a distance of about 10 miles from the town, in its East. In the West across the railway line Model Town and the Industrial area are newly developed areas which were developed after the partition of the country. Further on west lies the Western Jamuna Canal, Delhi Parallel Branch Canal and the agricultural tract of land through which two roads one connecting the town to Gohana and the other to Assandh and also a railway line connecting Jind with the town are running. A sugar mill and an electric grid station are situated on Gohana Road. The wholesale grain markets named Gaushala Mandi and Gandhi Mandi are situated on G.T. Road have become grossly insufficient to meet the present day requirements. The wholesale fruits and vegetable market is situated on Sanauli Road having purely temporary structures. The new development especially the industries is taking place along G. T. Road.

The area outside the Municipal limits is predominantly rural dotted with villages here and there. The terrain of the area is fairly level with few ponds and mounds.

3. PROPOSALS

The population of the town has been kept as 2.5 lakhs by 1991 as explained above. The perspective of the development has been kept as 20 years which is foreseeable period in the preparation of a Development Plan.

The area for proposed development has been chosen in the East of G.T. Road since it is fairly level and stands contiguous to the existing old town, secondly with this the development will be on one side, i.e., East of Railway line and the traffic impediments which arise on account of level crossing shall be avoided. The existing town covers an area of 2,640 acres within the Municipal limits out of which approximately 1,200 acres is lying vacant in large and small pockets. The planning here is conspicuously absent except a residential colony named Model Town, a few areas developed under town planning schemes and an Industrial Estate situated on the West of G. T. Road and across the Railway line. The existing town since, is a great health hazard on account of over congestion it is viewed that it deserves to be decongested and existing vacant large and small pockets within the municipal limits to be developed to take care of this. With this it is considered that a population of about one lakh would fall within the Municipal limits and the remaining 1.5 lakh would be taken care in the area proposed for development in the development plan.

In the preparation of Development Plan an effort has been made for integrating the proposed development with the existing town.

Since the town is situated on both sides of G. T. Road which generates pretty high criss-cross traffic on it, the road system has been so proposed that the outer road can serve as bypass. The central road of the town (V-2) has been proposed along the 132 KV line, and one of the sectors on this road has been reserved for the central facilities such as "City Centre", "Town Parks" etc. Keeping in view the prevailing wind direction the area of the order of 890 acres towards South has been reserved for Light, Medium and Heavy Industries separated by a sufficient wide green buffer.

The provision of major land uses for the development plan of the Controlled Area is as under :—

	Acres	
1. Residential ..	2,287	In addition to existing 550 acres
2. Industrial] ..	890	
3. Business-cum-Commercial-cum-Civic Zone ..	140	
4. Warehousing and Wholesale Marketing ..	17	
5. Major open spaces (Town Park) ..	88	} 312 acres
6. Communication (Green Belt) ..	224	
7. Area under major roads ..	352	
8. Railways] ..	90	
Total Proposed Area ..	4,088	Total area of the town 6,728 acres
Existing Town (Municipal Area) ..	2,640	

RESIDENTIAL USE

In the preparation of the Development plan the average density of 37 persons per acre for the whole town has been envisaged. The residential area of about 2,287 acres has been proposed which covers nearly 9 full sectors and a few pockets along the Municipal limits. This will accommodate a population of 1.5 lakhs with an average sector density of 70 persons per acre. The Municipal Area will accommodate a population of 1,00,000. The undeveloped land will take care of decongestion of the existing town, which is very thickly populated like any other old town. The density of sectors has been kept varying between 40 to 100 persons per acre depending upon the location of the sector and the type of development pouring into the town.

INDUSTRIAL USE

The area designated for industrial use covers about 890 acres in addition to existing industrial area within the town of 550 acres. At an average density of 25 workers per acre the proposed industrial area will accommodate about 22,500 workers.

Along with the industrial zone across G. T. Road, warehousing and wholesale marketing zone covering about 100 acres out of which approximately 83 acres lies within Municipal limits, has been proposed.

ROAD SYSTEM

The road system has been kept as a compromise between grid iron and spider web systems. This has been done to take care of the existing features, i.e. existing roads and physical features. Major road system in the Development Plan is given below with their land reservations:-

V-1 Major roads	.. 65 meters
V-1(A)	.. Existing width
V-2 (Major Road)	.. 45 meters
V-3 (Peripheral road around sectors)	.. 32 meters

Access from these roads shall be allowed at only specified controlled points.

RURAL ZONE AND NON-CONFORMING USES

(a) A sizeable area has been kept as Rural Zone. This zone would, however, not eliminate the essential building development within its such as the extension to the existing villages contiguous to the Abadi Deh, if undertaken under a project approved or sponsored by the Government and other ancillary facilities necessary for the maintenance and improvement of this rural Zone.

(b) The existing industries within the Rural Zone have been allowed to stay within the meaning of "Non-conforming land uses" as detailed out of in the "Zoning Regulations" attached with this plan.

ZONING REGULATIONS

The legal sanctity to the proposals regarding land use is being given effect to by a set of Zoning Regulations which form part of this Development Plan. These regulations will govern the change of land use and standards of development. They also detail out, allied and ancillary uses and stipulate that all development and change of land use shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

ANNEXURE 'B'

ZONING REGULATIONS

Governing uses and Development of land in the Controlled Area, Panipat, as shown in the Drawing No. RTP (R)/13/72, dated 29th January, 1972.

I. General

1. These regulations forming part of the Development Plan for the Controlled Area, around Panipat shall be called Zoning Regulations of the Development Plan for the Controlled Area.

2. The requirements of these Regulations, shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963, and the Rules framed thereunder.

II. Definitions

(a) "Approved" means approved under the Rules.

(b) "Building Rules" means rules contained in Part VII of Rules.

(c) "Drawing" means Drawing No. RTP(R)-13/72, dated 29th January, 1972.

(d) "Floor Area Ratio (F.A.R.)" means the ratio expressed in percentage, between the total floor area of the building on all floors and the total area of the site.

(e) "Group Housing" means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.

(f) "Local Service Industry" means an industry, the manufacture and produce of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated waters, atta chakkies with power, laundry, dry-cleaning and dyeing repair and service of automobile, scooters, and cycles, repair of household utensils, shoe-making and repairing, fuel depots, etc.

(g) "Light Industry" means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.

(h) "Medium Industry" means all industries other than light Industries and Local Service Industry and not emitting obnoxious or injurious fumes and odours.

(i) "Heavy Industry" means industry other than light, medium and Local Service Industry.

(j) "Material Date" means 10th September, 1971 on which date the land within the Controlled Area was notified, vide Haryana Government Gazette notification No. 10165-VDP-71/3884, dated 10th September, 1971, appearing in the Haryana Government Gazette of 21st September, 1971.

(k) "Non-conforming Use" in respect of any land or building in Controlled Area means the existing use of such land or building which is contrary to the major use specified for that part of the area in the Development Plan.

(l) "Public Utility Buildings" means any building required for running of Public Utility Services such as water-supply, drainage, electricity, Post and Telegraph and Transport and for any other Municipal services including a fire station.

(m) "Rules" means Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

(n) "Sector Density" and "Colony Density" shall mean the number of persons per acre in "Sector Area" or "Colony Area" as the case may be.

Explanation.—(1) In this definition, the "Sector Area" or "Colony Area" shall mean the area of the sector or of colony as bounded with the major roads shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony including 50 per cent of land under major roads surrounding the sector or colony and excluding, the area unfit for building development within the sector or the colony as the case may be.

(2) For the purpose of calculation of sector density or colony density, it shall be assumed that 50% of the sector area or colony area will be available for residential plots including the area under group-housing and that every building plot shall on the average contain two dwelling units each with a population of 4-5 persons per dwelling units or 9 persons per building plot. In the case of shop-cum-residential plots, however, one family unit shall be assumed.

(o) "Site Coverage" means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site.

(p) The terms "Act", "Colony", "Colonizer", "Development Plan", "Sector & Sector Plan" shall have the same meaning as assigned to them in Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

(q) In case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. Major Land Uses/Zones

For purposes of these Regulations, the various parts of the Controlled Area, indicated on the drawing, shall be reserved for the following major land uses and to be designated as such :—

- (i) Residential Zone.
- (ii) Business-cum-Commercial and Civic Zone.
- (iii) Industrial Zone.
- (iv) Wholesale Marketing and Warehousing.
- (v) Major Open Spaces (Town Park).
- (vi) Communication (Green Belt).
- (vii) Rural Zone.

IV. Division into Sectors

Major land uses mentioned at Sr. No. (i) to (iv) in Regulation III above which are land uses for building purposes, have been divided into sectors as shown on the Drawing. Main, ancillary and allied uses which subject to

other requirements of these Regulations and of the Rules, may be permitted in the respective major land use zone are listed in Appendix "A", sub-joined to these Regulations.

V. Sector not ripe for development

Notwithstanding the reservation of various sectors for respective land uses for building purpose, the Director may not permit any change in their land use or allow construction of buildings thereon, from considerations of compact and economical development of the Controlled Area till such time, as availability of water-supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VI. Sectors to be developed exclusively through Government enterprise, etc.

(i) Change of land use and development in sectors meant for Civic-cum-Commercial and Business Centres shall be taken only exclusively through the Government or a Government undertaking or a public authority approved by the Government on this behalf and no permission shall be given for development of any colony within these sectors.

(ii) Notwithstanding the provision of clause (i) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

VII. Land Reservation for Major Roads

Land reservation for major roads shall be as under :—

- | | |
|----------------------------------------------------------------------------------------|-------------------|
| (i) Major roads indicated as V-1 on Drawing | .. 65 meters |
| (ii) Major roads marked as V-1A on Drawing | .. Existing width |
| (iii) Major roads marked as V-2 on Drawing | .. 45 meters |
| (iv) Major roads marked as V-3 on the Drawing (Roads along the boundaries of sectors). | .. 32 meters |

Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.

BUILDING RESTRICTIONS

VIII. The Development to conform to Sector Plan and Zoning Plan

Except as provided in Regulation IX no land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan in which the land is situated.

IX. Industrial Non-Conforming Use

With regard to the existing industries shown in zones other than industrial zones in the Development Plan, such industrial non-conforming uses shall be allowed to continue provided that the owner of the industry concerned :—

- (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf; and
- (b) during the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

X. Discontinuance or Non-conforming Uses

(i) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

(ii) In a non-conforming use if building is damaged to the extent of 50 per cent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for conforming use.

XI. Density, size and distribution of plots

(i) Every residential sector shall be developed to the sector density prescribed for it, subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(ii) In the case of a residential colony allowed under Regulation XVI, the colony density of the colony area shall not exceed the limits as laid down below :—

For area up to 250 acres	..	60
For area larger than 250 acres	..	45

XII. Industrial sites to form part of approved layouts/Zoning Plans

No permission for erection or re-erection of building on a plot shall be given unless—

- (i) The plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in Regulation XVI below.
- (ii) The plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XIII. Site coverage and height of buildings in various uses

Site coverage and height upto which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, maximum site coverage and the floor area ratio shall, subject to architectural control, as may be imposed under Regulation XV, be as under :—

Type of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group Housing	.. 33½ per cent	150 per cent
(ii) Government Offices	.. 25 per cent (including parking and garrages)	150 per cent
(iii) Commercial plots within Central business zone	.. 50 per cent if air conditioning is not done and 75 per cent if done	150 per cent
(iv) Commercial plots within neighbourhood shopping centres	50 per cent	125 per cent
(v) Warehousing	.. 75 per cent	150 per cent

XIV. Building Lines in front side and rear

This shall be provided in accordance with rules 51, 52 and 53.

XV. Architectural Control

Every building shall conform to architectural control wherever and if any specified in the architectural control sheets prepared under rule 50.

XVI. Relaxations

In case of any land lying in Rural Zone, Government may relax the provisions of this Development Plans—

- (a) For use and development of the land into a residential or industrial colony, provided the Colonizer had purchased the land for the said use and development, prior to the material date and the Coloniser secures permission for this purpose as per Rules.

- (b) For use of land as an individual industrial site (as distinct from an industrial colony) provided that :—

- (i) The land was purchased prior to the material date.
- (ii) The Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.

(iii) The owner of the land undertakes to pay to the Director as determined by him the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

(iv) The owner of the land secure permission for building as required under the Rules.

EXPLANATION

The word 'purchase' in this Regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

XVII. PROVISION OF FARM HOUSE OUTSIDE ABADI DEH IN RURAL ZONE

A farm house in rural zone outside Abadi Deh of village may be allowed where the agricultural land attached, exceeds 0.4 hectare and on the following conditions :—

Size of farm	Maximum coverage of farm house	Maximum height and storey
0.4 to 1.2 hectares	45 sq. meters	Single storey 6 meters
Above 1.2 hectares	135 sq. meters	Ditto

Minimum setback for dwelling which shall be :—

- (a) 15 M from any boundary line of property.
- (b) 30 M from any village road.
- (c) 60 M from any state road connecting the town
- (d) 300 M from any National Highway and Scheduled Roads.
- (e) 400 M from any by-pass.

XVIII. MINIMUM SIZE OF PLOTS FOR VARIOUS USES

(1) The minimum sizes of plots for various types of uses shall be as below :—

- | | |
|---------------------------------------------------------------------|--------------------|
| (i) Shop-cum-residential plot | .. 125 Sq. Yards |
| (ii) Shopping booth including covered corridor or pavement in front | 20 Sq. Yards |
| (iii) Local Services Industry Plot | .. 250 Sq. Yards |
| (iv) Light Industry Plot | .. 1,000 Sq. Yards |
| (v) Medium Industry Plot | .. 2 Acres |

(2) The minimum area under a group housing estate shall be one acre.

RELAXATION OF DEVELOPMENT PLAN

Government in case of hardship or with a view to serve any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such conditions as it may deem fit to impose.

APPENDIX 'A'

RESIDENTIAL ZONE

- (i) Residences
- (ii) Boarding Houses
- (iii) Social Community, religious and recreative buildings

- (iv) Public Utility Buildings
- (v) Educational buildings, all types of Schools and where necessary Colleges
- (vi) Health Institutions
- (vii) Retail Shops and Restaurants
- (viii) Commercial and Professional Offices
- (ix) Cinemas
- (x) Local Service Industries
- (xi) Petrol filling stations and service garages
- (xii) Bus-stands and Bus-stops
- (xiii) Tonga, Taxi, Scooter and Rickshaw Stands
- (xiv) Any other need ancillary to residential use
- (xv) Nurseries, green houses

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

INDUSTRIAL ZONE

- (i) Heavy Medium and Light Industries
- (ii) Local Service Industry
- (iii) Warehousing and Storage
- (iv) Public Utility buildings, community, recreational and social buildings, retail shops
- (v) Parking, loading and unloading areas
- (vi) Bus-stops, taxi, tonga and rickshaw stands
- (vii) Petrol filling stations and service garages
- (viii) Industrial housing in the case of large scale industries covering more than 10 acres of land under the factory.

As required for the local need of the area and as per sites shown on the sector plans and or on the approved plan of the colony

BUSINESS-CUM-COMMERCIAL AND CIVIC CENTRES

- (i) Retail shops
- (ii) Restaurants and entertainment places including cinemas and theatres
- (iii) Business and Professional Offices
- (iv) Residences on the first and higher floors
- (v) Warehousing and covered storages
- (vi) Local Service Industry
- (vii) Civic, Cultural, Social and Community buildings
- (viii) Local and Government Offices
- (ix) Public Utility Buildings
- (x) Petrol filling stations and service garages
- (xi) Loading and unloading yards
- (xii) Parking spaces, bus-stops, taxi, tonga and rickshaw stands
- (xiii) Fish and fruit and other wholesale markets
- (xiv) Any other use which Government in the public interest may decide

As per sites shown on the sector plans and zoning plans.

WHOLESALE MARKETING AND WAREHOUSING ZONE

- (i) Wholesale markets, wholesale and retail shops and storages
- (ii) Business offices and restaurants
- (iii) Public Utility Buildings on the first or higher floors
- (iv) Public Utility Buildings
- (v) All accessory and clearly incidental to above use, including petrol filling stations, service garages, trucks stands, etc.

As per sites shown on the
Sector Plans and Zoning Plans

(USES STRICTLY PROHIBITED)

Storages of petroleum and other inflammable material

MAJOR OPEN SPACES (TOWN PART)

- (i) Parks and playgrounds, open air theatres and buildings ancillary thereto including dwelling for watch and ward staff
- (ii) Parking spaces
- (iii) Restaurants, shops and eateries in the area, i.e., parks at approved places
- (iv) Public Utility Buildings
- (v) Agricultural and horticultural sites at approved places and for approved periods

As approved by the Director

COMMUNICATION (GREEN BELT)

- (i) Roads
- (ii) Parks and playgrounds
- (iii) Agricultural and horticultural sites at approved places and for approved periods
- (iv) Petrol filling station and service garages
- (v) Parking space, bus stop shelter taxi, tonga and Rikshaw stands
- (vi) All equipments of the Railway Department in Railway reservation
- (vii) Nurseries
- (viii) Land drainage irrigation and electric and telephone wires poles
- (ix) Hydro-electric transmission line and poles
- (x) Any other use which Government in public interest may decide

As approved by the Director

RURAL ZONE

- (i) Agricultural, horticultural, dairy and poultry farming
- (ii) Expansion of existing villages or villages to Abadi Deh, if undertaken under a project approved or sponsored by the Central or State Government
- (iii) Mill, chitting stations and paperization plants
- (iv) Bus and railway stations
- (v) Airports with necessary buildings

As approved by the Director

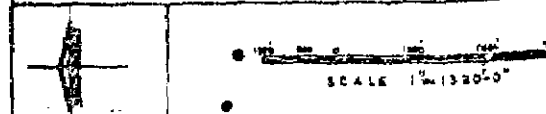
- (vi) Wireless stations
- (vii) Weather stations
- (viii) Land drainage, irrigation and hydro-electric works
- (ix) Hydro-electric transmission lines and poles
- (x) Cremation and burial grounds
- (xi) Mining and extractive operations including lime and brick kilns, stone quarries and crushing subject to rules and at approved sites provided that none of these operations are sited within 1,000 feet of the edge of any national state or District Highway
- (xii) Petrol filling stations and service garages
- (xiii) Any other use which Government may in public interest, decide

As approved by the Director

L.C. GUPTA,
Commissioner and Secretary to Government,
Haryana, Town and Country Planning
Department.

P A N • I P - A T

EXISTING LAND USE PLAN FOR
CONTROLLED AREA



LEGEND

GENERAL

- CONTROLLED AREA BOUNDARY
MUNICIPAL BOUNDARY
ROADS WITH HIGH STONES
LATCHA RASTAS
RAILWAY LINE
GREAT DISTANCE
BUILT UP AREA
BAMBER BONES
POND/AROUND
NEAR TENOCK LINE
KILN

COMMERCIAL & OFFICES

- GENERAL RETAIL CHAINS (BANKS)
HOUSEHOLD SALE & WARE HOUSES
LOVE BUILDINGS
MOTION PICTURE

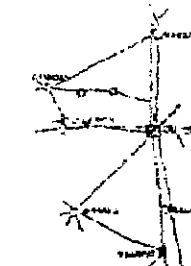
REPLY

EDUCATIONAL

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PUBLIC SERVICES & AGRICULTURAL

- 100-442600-1000
 HOSPITAL
 MR. JAMES
 CHRISTOPHER JAMES CHERETARY
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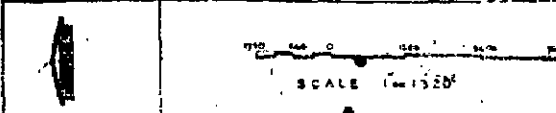
OFFICE OF THE REGIONAL TOWN PLANNER

N. C. R. ROHTAK

DESIGN BY DRAWING NO. A.T.E. (R)/12/72 DT 27-2-72

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DRAFT
DEVELOPMENT PLAN FOR
PANIPAT CONTROLLED AREA
DRAWING SHOWING LAND USE PROPOSALS



EXISTING FEATURES

- CONTROLLED AREA BOUNDARY
MUNICIPAL BOUNDARY
ROADS
REVENUE RASTAS
CANAL / DISTRIBUTARY
DRAINS
PROTECTION BURE
VILLAGES
RAILWAY LINE / STATION
EXISTING TOWN
INDUSTRIES

PROPOSALS

- RESIDENTIAL
- RESIDENTIAL SECTOR
- SECTOR NUMBER
- INDUSTRIAL
- LIGHT, MEDIUM AND HEAVY INDUSTRIES
- COMMERCIAL
- BUSINESS CUM COMMERCIAL & CIVIC CENTRE
- MAJOR OPEN SPACES
- TOWN PARK
- RURAL ZONE
- COMMUNICATION
- GREEN BELT
- MAJOR ROADS VI
- OTHER MAJOR ROADS VII, VI, V, IV
- WHOLESALE MARKETING & WAREHOUSING
- NON CONFORMING USE
- EXISTING INDUSTRY WITH IN RURAL ZONE
- EXISTING INDUSTRY WITH IN RESIDENTIAL ZONE

OFFICE OF THE REGIONAL TOWN PLANNER
N. C. R. ROHTAK

DRAWING NO R.T.P. (R) 15,72 UNZV-1-7

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DIRECTOR TONG & COUNTRY PLANNING
HONORARY CHAIRMAN